



October 8, 2004

Mr. Frank Hawkins, Jr.
2009 Alta Drive
Las Vegas, Nevada 89106

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-4923 - REZONING
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to VAR-5039 & SDR-4924

Dear Mr. Hawkins:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT - 13 UNITS PER ACRE) on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017). The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Variance application (VAR-5039) to allow R-PD development on a site smaller than five acres and a Site Development Plan Review application (SDR-4924) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate overpaving on Tonopah Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. Offsite public sewer improvements may be required to address capacity issues associated with this project.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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18112-001-6/04

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5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Sharon Bullock
Urban Estates
2009 Alta Drive
Las Vegas, Nevada 89106

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